# Suggestions for Tribune Readers Who Contemplate Building

## House Well Suited to City Or Country

Has Six Rooms, Is of Stuces and of Square Dimensions, Interesting Combination in Experts' Eyes

Modern in every detail, but architecturally a pleasing adaptation of the everywhere, Tribune House Plan No. 38 most practical for city or subur-

is most practical for city or suburban construction. The effect of white or tinted sturro on concrete block, with green blinds and trim and red brick sills and red concrete roof tile, as specified, will be artistic and beautiful in almost any setting.

J. T. Pomeroy, of Chicago, in his perspective drawing has shown how the front porches of trellis-covered and overgrown with vines, and inexpensive planting of shrubs, deciduous trees and evergreens, will add greatly to the charm of the dwelling. Furthermore it meets almost the building code requirement of most large cities as applied to congested and restricted districts.

as applied to congecte and districts.

Nearly square in shape, 28 feet wide by 30 feet deep (not including the front living and upatairs sleeping porch, which is 13 feet by 7.6 feet), the house contains six rooms on its two floors. Compact planning has enabled a suchtect to get large rooms into comparatively small area. Allowing ample room for a driveway and service walk to the rear, it should be built on a 40-foot lot or larger.

Cost of Ruilding Near City

Cost of Building Near City Cost of building scer City
Cost of constructing Tribune House
co. 28 within the twenty-five mile
sdius of New York would range beween \$10,000 and \$11,000, according to
the Home Owners' Service Institute,
to, It has a total cubage of approxiately 27,000 feet, with the enre area beneath the house excavated ment and full cubage figured

for both porches.

The outstanding feature of this house is the large living room, 20 by 13 feet, with fireplace, living porch, stair alcove with the partially open staircase winding up, entrance vestibule and an abundance of book nooks and clothes closets. The dining room is supply large and light.

Skillful planning of the kitchen is apparent from the floor plans. Locations for range, sink, built-in kitchen capinet and icebox are indicated. Ice, milk, etc., can be placed directly into the icebox from the back nervice vesti-

cebox from the back service vesti-without entering the kitchen. ostairs there are three bedrooms

le glassed-in sleeping porch, ac-le from the two front bedrooms, are closets and linen space, and arranged btathroom with linen

Construction Features Outlined Complete plans and specifications, secked for correctness by the Port-

and Cement Association, are on file at the office of the Home Owners' Service Institute, Inc. 87 West Thirty-info Street. An outline of the specifica-

sonry and Concrete Work-Foot-foundation and sidewalk of ce-block, with Portland cement stuc-Concrete Institute accom detail specifications. Faced block, brick veneer or other finish may be applied, at own-

ete chimney caps, concrete

# Copper Roofs

THE moderate price of Anaconda Copper Roofings places pure copper, the best roofing material, within the

reach of any house-owner. They are beautiful, "weathered" in a variety of colors, easy to apply, fire-proof, and will last for generations.

Write for booklet on Anaconda Copper Poofings. ANACONDA COPPER MINING COMPANY

Metal Roofing Department 25 Bonodway, New York ANACONDA COPPER ROOFINGS

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Ave. and E. 14th St., Brooklyn. You will be surprised at its low cost. Consult us. For new homes or over old roofs.

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HUNTER PIXTURE 4-

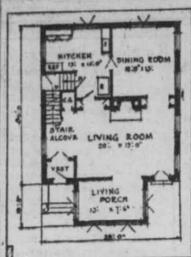
-Victor Parting Bead new device for old and new win-s, which stops rattle and draft prevents etching and SAVES YOUR COAL C. HOFFBAUER & CO.

China Bathroom Accessories The Fairfacts Company

234 West Fourteenth St., N. Y. Write for Catalogu

Henry Atterbury Smith

says, regarding Tribune Small Houses



FIRST FLOOR PLAN

## 'To Let' Signs Reappear In Westchester County

"To Let" signs have reap-

peared in Westchester County. During the last three or four cate in Westchester have had to buy, for there were comparatively few houses available on a rental basis. Reports from various sections of the county indicate that there has been a slight change in conditions and houses are now being offered on leases, as signs to this effect are to be seen. This is accepted as meaning that the housing situation in Westchester is not so acute as it was a year ago. Construction, however, has shown no indication of stopping or of slowing down, the fact being that more home building is now in prospect than at this time a year ago.

Metal Work - Gutters, downspouts, eaders and flushing of 16-ounce cop-

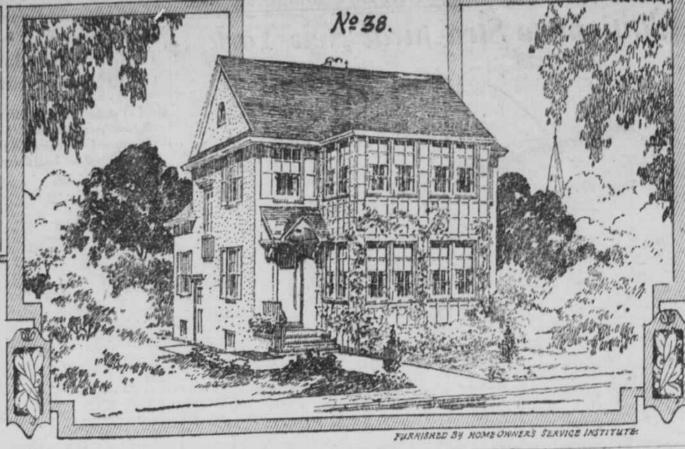
Plumbing — Complete drainage and water supply system. For hot water, brass, pipe is specified, and an automatic hot water heater is required.

Fixtures include bathtub of porcelain enamel, built-in type; lavatory of porcelain enamel, hung on conceiled wall hangers; porcelain enamel hand wall hangers: porcelain enamel hand bowl; standard enamel kitchen sink. with drainboard, and in basement two porcelain enamel wash trays with ad-justable wringer attached. Painting White enamel finish of

At Canterbury Mr. Smith sold for the DeMott Entates five lots on Harvard Place to George A. Hauser; a house to be erected for C. M. Krahan, and to George A. Hauser three lots on Norcross Street. At Kew Gardens M. Smith dispose. and to George A. Hauser three lets on Norcross Street. At Kew Gardens Mr. Smith disposed of for the Kew Gardens Corporation a plot at the north-east corner of Park Lane and Abingdon Road to Mrs. Rose M. Butler, and at Island Park Long Beach, for the Island Park Long Beach, for the Island Park Long Beach, inc., two business plots of approximately 50,000 square feet on Railroad Place and Long Beach Road to Irving W. Geiger, on Long Beach Road three lots to J. Gagliano, and one and one-half lots to Mrs. Sephie Karp; for William Pelten one and one-half lots on Waterford Road to Mrs. Irene Reilly, and on Waterford Road one and one-half lots to Mrs. Rosemarie A. Hulsart.

Assisting Many Families

Women are becoming more preminent every year in savings and loan association activities. It is well known that the president of one of the large associations of the state, located at Niagars Falls, and with more than \$6,000,000 assets, is Ann E. Rue. Here in New York there are two women secretaries, Isabelle Henderson, of the Railroad and Mac Keefe, of the Co-operative. An uptown association contemplates placing a woman on its board, and the two teachers' association boards are equally divided between men and woman.



## 1,093 Complaints Lodged Against Jersey Realtors Held Intact for More Than Cen-

Says There Are 6,000
Agents in State and That
Brokers Are Honest
The Real Estate License Commission
New Jersey has submitted its first port, Any one who doubts the value

Of and Company
The Van Siclen farm, held intact for more than a century by the Van Siclen farmily, may soon be offered to builders of small houses. The property has finally passed from the hands of the heirs of the original owners and is now ewned by the Meacham Realty Corporation. The farm was one of the largest remaining near the city. Automobilists and those bent on building homes have noticed the Commission in First Report

The Real Estate License Commission of New Jersey has submitted its first porch steps, concrete basement, floor four inches thick, smooth finish, and concrete base for tile floor in baths room are recommended.

Carpentry — Rough lumber to be spruce or fir. Complete framing directions with working drawings and specifications, outside of the state courts, that New Jersey has ever

concrete base for tile floor in bath room are recommended.

Carpentry — Rough lumber to be spruce or fir. Complete framing directions with working drawings and specifications.

Exterior trim to be of white pine or cypress.

Interior trim to be white wood or Interior trim to be white wood or all special mill work, or stock materials may be used.

Floors to be of %-inch spruce or North Carolina pine under floorings, with oak top flooring throughout; or lace of the rooms at owner's option.

Roofing—Concrete tile, copper shingles, or cedar wood shingles specified.

Lathing and Plastering—Interior lath of wood, with metal lath specified for fire and crack prevention in accordance with specifications of the Associated Metal Lath Manufacturers. Plustering recommended three-coat work, with final coat of lime putty and gypsum.

Metal Work—Gutters, downspeuts,

The New Jersey law became effective on October 1, 1921. The commission has issued a total of 6,171 licenses. Of has issued a total of 6,171 licenses. Of this number 4,306 were for brokers and 1,865 for salesmen. This was more than doable the number anticipated. The only requisites for a license have been proof of proper character and a desire to be honest in dealing with the sublice.

Painting — White enamel finish of three coats on trim. Doors to be stained mahogany. Hardwood floors to be given one coat of faced filler and cused brokers nastened to make amends two coats floor varnish rubbed dull.

Hardware—Allow for rough and finished hardware \$100. Bronze finish the continue in the business stood in jeopardy.

suggested.

Heating—One-pipe steam system of heating, in accordance with detail specifications, is recommended.

Electric Wiring—Complete electrical installation to provide for lighting, heating and utility service fixtures. Wiring to de done in accordance with latest rulings of National Electric Code and to be conduit throughout.

Sales Show Demand
For Long Island Plots
Sites at Port Washington, Canterbury and in Other
Places Sold
Edgeworth Smith, Inc., seld at Port Washington Development Corporation a plot on Richards Road to R. W. France; for Port Washington Homes, Inc., a plot on Litchfield Road to Zedric R. Crowell; a plot on Litchfield Road to Zedric R. Crowell R. Cro

## Picked Up in Realty Field

Green Says Values Will Be Higher L. H. Green, one of the pioneer land developers of Long Island and still in-terested in the subdivision of the islterested in the subdivision of the island, and one and one-half lots on Waterford Road on Mrs. Irene Reilly, and on Waterford Road one and one-half lots to Mrs. Rosemaric A. Hulsart.

Women Hold Important

Posts in Home Building

As Executives in Building and Losu Associations, They Are Assisting Many Families

Women are becoming more promi-

Thomas J. Good in Field for Himself Thomas J. Good, formerly of the staff of Prince & Ripley, has entered the real estate field in Westchester for himself. He has established headquarters at Pelham Manor, a section in which he has seld a number of parcels of valuable real cetate.

Richmond Hill House Sold Frank J. Magerle sold two family de-tached cottage at the southeast corner of 107th and Fulton streets, Richmond Hill, for Samuel B. Mulligan.

#### Reflect in Ozone Van Siclen Farm, Near Park of High Rents Jamaica, Finally Sold In Flat Sections

tury, It Is Now Property

of and Company

building homes have noticed the property, with its immense amount of hothouses spread over a wide stretch

Mertens Estate Sells

Hillhearst, in Montclair

New Jersey Homestead Con-

tains 18 Rooms and Was Held at \$75,000

Rush to Suburbs Forces Rapid Expansion of Little Village; Church for 900 People Now Planned

South Ozone Park will have a new In the olden days slaves worked on the farm and when the property was purchased by the Van Sielen family one of these old negro slaves figured in the transaction. It is also that the United States vessel Carnegie was built from timber taken from the Ja-maica property. T. F. Archer was the broker.

church in the spring. The cornerstone of a new worshi sing place for the congregation of Schement will be laid next month with great pomp and ceremony. All of the leading men of the Catholic Church of Brooklyn, Queens and Long Island are expected to be present, and many public officials also will be there.

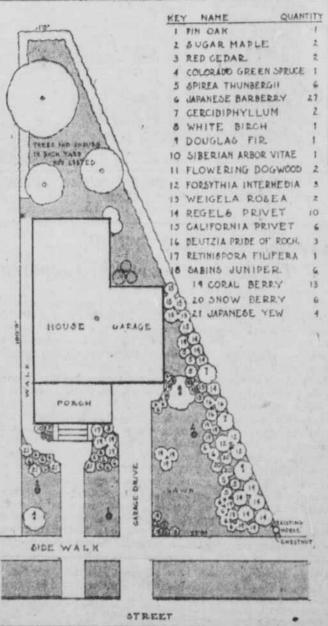
The church will accommodate 200 persons and cost \$125,000 to complete, according to Robert J. Reiley, architect, who has prepared the plans for the Rev. Anthony E. Hourke, rector of the church. It will be Gothic in principle, built of brick and limestone and will occupy a large plot at the corner of Baldwin Avenue and 148d Avenue.

The new church emphasizes the growth of Ozone Park, for until five years ago it was nothing more than a stopping place on the Rockaway division of the Leng Island Railroad. It

F. M. Crawley & Bros. sold to F. R. Long, of one of the oldest and best known estates in Montelair, known as Hillhearst, belonging to the Mertens estate, and for many years occupied as the residence of E. A. Bradley. The property has a frontage of 432 feet on the west side of South Mountain Avenue, and extends 700 feet in depth to Lloyd Road, with a frontage of 400 feet on the latter thoroughfare. home building during the war, that mechanics might be utilized in back-ing up the men in the trenches with weapons of war, gave this little place.

richly of namented with pare lice protection followed, the Board of Education found the classrooms, which ted between the properties of had been adequate for years, were too small, and the churches of the section prepared plans to relieve congestion at

# Mr. Long's intention is to sub-divide the property. The estate has been held at \$75,000. The present Church of St. Clement bp. Jos.



Landscaping and planting plan for Tribune Demonstration House No. 19 in the Flatbush section of Brooklyn seas prepared by Armand R. Tibbetts, landscape architect. Amazcaik Nursery supplied the planting. The house is located at 575 East Thirteenth Street and will be open to-day and to-morrow. Two o'clock will be the closing hour on New Year's Day. Hours of inspection will be from 8 a. m. to 5 p. m. The house will be closed to the public after January 7.

# 100% in Two Years

Jamaica Lot Jumps

An unimproved corner in Jamaica was sold recently for nearly twice the price that was paid for it two years ago. The story is that the property was sold for \$145,000. The seller bought it in 1920 for \$80,000.

districts and sent them out into the

Every little village in Queens can ell a story similar to that of Ozone

## Real Estate Leaders Will **Direct Training Course**

Wise Heads Will Tell Their

Business Secrets to Y. M.

C. A. Students

The Real Estate Training Course will inheritance which I received last month, to buy me a house on a \$1,700 cash basis. The Opinion of those who cash basis. The Opinion of those who cash basis. The Tribune containing M. C. A. Harry Hall is general cash basis. The opinion of those who services are cash basis. The opinion of those who services to The Tribune containing dwards, president Real Estate Beard advice to me was that I would be safe in buying a house costing \$5.000 or such a basis. My husband hent, Lee T. Smith, of Pease & Ell-has improved his income and now receives \$55 a week instead of \$50 a

Landscape Scheme for Model House Plot This is the third year of the course.

## Exclusive Building and Loan League Not Favored Experts Agree They Usually

Die of Inactivity; Only Few Have Been Successful "Heads of industrial plants are writ-

ing to me now and again relative to organizing savings and lean associations for their employes exclusively, as the Edison Company, of Manhattan, and the Eastman Kodak Company, of Rochester, have done," said Archibaid W. McEwan, secretary of the Savings and Loan League, yesterday. "Our league advises against the organization of these 'guild' associations, as experience abows that after a few years they invariably die of dry rot unless the management has the prescience to open the deers to the general public beforehand. It is an easy matter for a concern to become affiliated with an association in the neighborhood of its plant by employes suggesting a man for woman) to be their representative on the board of directors. Any of our local associations—through their boards—will receive such a suggestion with open arms and proceed to carry it out immediately.

"The cases of the Edison and Eastorganizing savings and lesn associa-

arms and proceed to carry it out immediately.

The cases of the Edison and Eastman compenies are altogether different. In the first place, each company has more than 10,000 employes and the day will not come when members reach the point where they know what they want to do—save or buy a house. This latter is the case with limited membership associations having a thousand or so employes, with irregular employment, perhaps, to draw on. Then, too, the companies mentioned pay the expenses of operation of their savings and loan associations—treat them as part of the social service work of their concerns. Few employers would probably go that far. They will not see that the money was will ely spent and will come back to the mirredty and indirectly a hundredfold."

Book for Home Builders book for Home Builders

be Portland Cement Association has
us issued an interesting book on the
or sibilities of cement stucco in tha
lone building field. It contains inforw ion on how to use this material,
that is, the proportions to use to obtain the best results, the method of applying different coats and the way to
obtain various color schemes in exteriors. Any reader can have a copy of
this book by applying to the real estate department of The Tribune.

Gross Income to Omaha Owners Was 24.7 Per Cent in 1920

The Omaha Building Owners and Managers' Association reports that in 1920 the gross income from anattment houses controlled by the members was 24.7 per cent of the assessed value of land and buildings.

# Plan Exterior To Fit Room Arrangement

In OtherWords, Build From Inside Out and You Wil Not Make Many Mistakes; Beauty in Reach of All

By Cora W. Wilson

The first essential of home main is harmony, and unless it is fire an lished outwardly with one; strengings it is all the more difficult to within. Sacrifice sits, sacrifice to but do not sacrifice location. It is one thing which ingenuity cannot a and it is important to consider it. After the plot has been selected next step will be the planning of rooms in the imaginary structure.

SECOND FLOOR PLAN

A. L. K. Thanks

To the Real Estate Editor.

**Tribune Readers** 

solicy of your paper, will you thank

other means the advice I received Sun-day after Sunday in the real estate section of The Tribune from its read-

Brooklyn Block Fronts

Realty in the Bay Ridge Sec-

tion Taken Over for Resi-

dential Improvement

on the east aide of tween Fightieth and Elighty-first streets. The latter was purchased by the Toma Development Company for improvement with stores and apartments. The first four blocks were held at \$75,000 each and the latter at \$130,000.

Railroad Building

& Loan Association

"Build with Savings"

5% Money Saved 6%

with this association Earns

Deposits made up to January 12th

will earn dividends from

January 1st

Lexington Ave. at 44th St.,

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Under Supervision N. Y. State Banking

EMPIRE HOMEBUILDING

ASSOCIATION

Economy home building and easy

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**Builders Buy Five** 

For Suggestions Says Letters Published in Real Estate Section Have

Helped Her to Decision; Still Looking for a House o the Real Estate Editor.

Sir: If it is compatible with the exposure and size of plot.

Exterior Inspires Interior

policy of your paper, will you thank
Tribune readers who advised me (A.
L. K.) through the columns of The
Tribune several weeks ago on whether
or not I should buy a house on a
capital of \$500 and a weekly income
of \$50. I wish to assure them that
I heeded their warnings, suggestions
and advice to my profit. That is,
I have not bought a house, but will before wany months have roiled by. I is a musical idea of the
press weariness in a moon

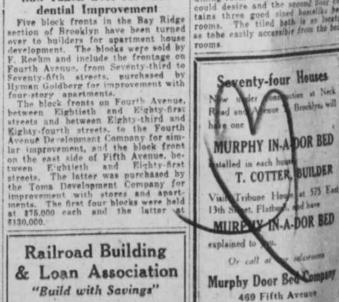
Tribune following my request for as-sistance in my problem, such a family opin is decidedly more responsive to affairs of neighborhood, state and nation, and ing naturally its members are better and citizens.

better furniture and better deagns to fabrics and are beginning to clear se homes of useless bric-s-bret we an

section of the fribule from its conservations. I know several persons who were guided by this advice. Three of these and myself will buy next summer, unless all the reasonably priced houses in the suburbs have been taken.

A. L. K. fabrics and are beginning to case as homes of useless brica-bret we at just beginning to appreciate the page use of color.

The plan of house No. 38 is all to could desire as a real ideal of a hou. The living room with a cheerful fin the well-located fire place will as a charming touch which will be a preciated by all, the room has any wall space, plenty of well-spaces vi dows and is a room that can be attisficially furnished. The location of fad dining-troom and kitchen is all caseful desire and the secund four coty, tains three good since homelike hed rooms. The tind bath is so located as tobe easily accessible from the bedrooms.



469 Fifth Avenue ELECTRICAL EQUIPMENT For the Home

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